

MEMORANDUM

November 2, 2016

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant City Attorney
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
William Barnum, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 2061 Bluff St. as a local historic landmark as per Section 9-11-5, Boulder Revised Code 1981 (HIS2016-00145).

STATISTICS

1. Site: 2061 Bluff St., Boulder, Colorado
 2. Zoning: RMX-1 (Residential Mixed – 1)
 3. Owner/Applicant: Jesse Markt and Lindy Hinman
 4. Legal Description: PARCEL A COOPER
 5. Date of Construction: 1901
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 2061 Bluff St. as a local historic landmark, to be known as the **Nelson Terrace**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 2, 2016, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a property reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On August 11, 2016, the City of Boulder received a demolition permit application to demolish and rebuild the south, east, and west exterior walls of the building at 2061 Bluff St. On August 17, 2016 and September 7, 2016, the Landmarks Design Review Committee (Ldrc) reviewed the application and determined the building to be potentially eligible for landmark designation. On September 8, 2016, the city received an application from the property owner, Jesse Markt and Lindy Hinman, for an individual landmark designation of the property. In September 2016, the Ldrc reviewed and approved a request for the deconstruction and reconstruction of a portion of the south, east and west walls. Landmark designation of the property will allow the property owners to take advantage of historic preservation tax credits and for the work to be reviewed to ensure consistency with historic preservation practices.

PROPERTY DESCRIPTION

The 3,670 sq. ft. property, located on the north side of Bluff St., between 20th Street and Mesa Drive, was subdivided in 1983 through a Planned Unit Development (PUD). At that time, a rear addition was constructed on the house and, in 1986, a second unit was constructed at the rear of the lot, which is accessed from Mesa Drive. The property is located in the identified potential Whittier Historic District, which was found to be eligible for listing at the local level and in the National Register of Historic Places. The

building was recognized by the Landmarks Board (then Landmarks Preservation Advisory Board), as a Structure of Merit in 1988 for its distinct Terrace design.

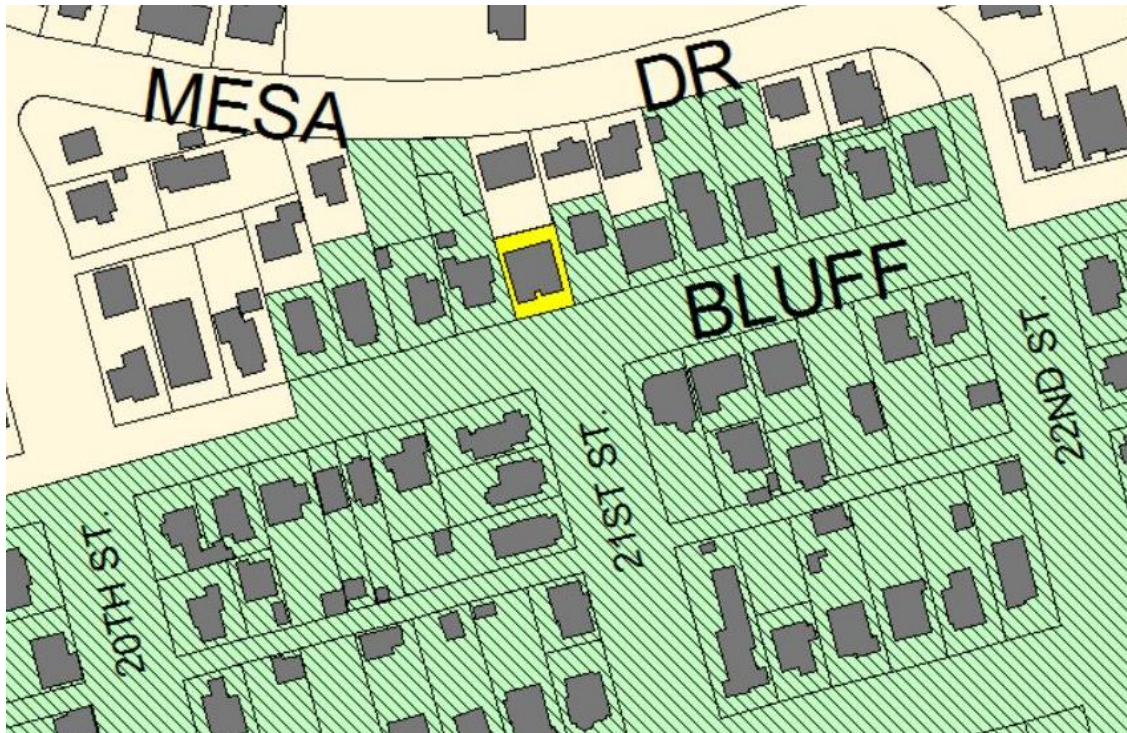


Figure 1. Location Map, 2061 Bluff St.



Figure 2. 2061 Bluff St., South Elevation (façade), 2016

Originally constructed as a duplex, the one-story, flat-roof building features two entrances, each with a central door flanked by wide, double-hung windows. Wooden frame porches cover each of the entrances, and feature simple square supports, railing, and a gable peak at the entrance. The building exhibits a high quality of craftsmanship in the masonry detailing including a parapet that features decorative pressed brick. The building rests on a stone foundation. The foundation on the west elevation has been parged with concrete.



Figure 3. East elevation, 2016.

The east and west elevations are mirrored, with two window openings: a single opening toward the south corner of the elevation, and a second opening with pairs of double-hung windows farther north. All openings have sandstone sills and arched

openings. The foundation on the west is parged. A single-story, brick addition is located at the rear of the building. All of the windows and doors on the building have been replaced.



Figure 4. West elevation, 2016.



Figure 5. North (rear) elevation, West Elevation, 2016.

ALTERATIONS



Figure 6. Boulder County Assessor's Photo, c.1949



Figure 7. Boulder County Assessor's Photo, date unknown.



Figure 8. Boulder County Assessor's Photo, c.1980

This building remains highly intact, with minor alterations. The house was converted from a duplex into a single unit in 1980, which did not involve exterior changes. A portion of the northwest wall of the building was replaced in 1985, at which time the foundation was parged, a cedar picket fence was constructed around the front of the property in 2000 (no longer extant), and the house was reroofed with a membrane system in 2004.

Structure of Merit Recognition

The Landmarks Board recognizes buildings and sites that have architectural and/or historic merit as Structures of Merit. Properties are either nominated by the property owner or by the Landmarks Board. Structure of Merit recognition is honorary and does not provide protection or regulation. *See Attachment G: Structure of Merit Records.*

Following the historic building inventory survey of the Whittier neighborhood in 1988, the Landmarks Board recognized seventeen identified Terrace buildings in Boulder, including the building at 2059-2061 Bluff St., as Structures of Merit. Two buildings, 2010-14 19th St. and 1911-15 Pearl St., have been individually landmarked. Two others, 2535-37 5th St. and 1815-21 17th St., are located within the boundaries of local historic districts. The Terrace building at 1433-35 13th St. was demolished sometime after 1989.

The 1988 Landmarks Preservation Advisory Board Memo includes the following description of 2059-2061 Bluff St.:¹

The structures listed are all of masonry, one story, with flat roofs. They are important to Boulder because they were early examples of multi-family housing. All but three were already built and occupied at the time of the 1913 City Directory.

Unlike terraces in many other communities, Boulder terraces were scattered throughout residential neighborhoods of the time, providing residential housing and some professional and business usage of the address. Lots were generally small and on side streets adjacent to main business streets, although the terraces on Bluff Street do not fit this type of location nor does the one on 5th Street.

The families occupying the terraces were a mix of owners and renters. Occupations varied from miner to business owners and professional men as well as clerks for downtown businesses. Some single women resided in terraces, with a few operating a business or profession from the address.

¹ Landmarks Preservation Advisory Board Memorandum. City of Boulder. April 5, 1989.

One terrace on Bluff has been converted to a single -family residence, in all the others residential or mixed use continues today, with few, if any, changes to the exteriors.

Some additional examples of two story terraces may exist, but research is not yet complete on these structures. Only one has been landmarked.

HISTORY

This property is located within Widner's addition to the city, which was created in 1872, and enlarged in 1874. It is named for Amos and Louise Widner, who created the addition from their farmlands. Amos Widner had made some money in the 1849 California Gold Rush, before returning east to marry Louise shortly before 1860, when the couple travelled to Colorado via covered wagon. For their first few years in Colorado, they lived in Central City, where Amos established a successful gold ore mill. Later, they moved to Boulder to establish a farm. Their log house (since demolished) was noted for its richly crafted furnishings, and served as a center of social life in the town.²

This property changed hands several times before the current house was constructed. In 1889, notable local banker Charles G. Buckingham sold the property to the Benedictine Sisters of Chicago, but they held it for only a year before selling it to Mary V. Macon. After passing through four other owners, the property was acquired by Nicholas and Mary Glaze in 1898. They owned the property until 1905, and the current house was likely built in about 1901 under their ownership. Nicholas was born in 1840 in Ohio, the son of John and Sally Glaze³. By 1850, the family had relocated to Crawford, Illinois, from where Nicholas joined Company D of the 38th Illinois Regiment as a 1st Lieutenant during the Civil War⁴. Mary Amanda Glaze was born on March 9, 1834, in Newark, Ohio⁵. She married Nicholas in 1872, and they had moved to Denver by 1880, where Nicholas worked as a teamster⁶. They had a daughter, Eva, in 1885, and by 1900 were living at 2442 Fourth Street.⁷ At that time, Nicolas was working as a coach driver.⁸ Evidently, the Glazes built the terrace at 2061 Bluff Street as a rental property, as the city directory listings, which first list this address in 1901, never show them as the

² Whitacre, Christine, and R. Laurie Simmons, "1986/1987 Boulder Survey of Historic Places: Whittier Neighborhood." City of Boulder, September, 1987.

³ Bureau of the Census, *Seventh Census of the United States*. United States of America, 1850. Ancestry.com.

⁴ Ibid; Office of the Illinois Secretary of State Website, Illinois Civil War Muster and Descriptive Rolls. Web. <http://www.ilsos.gov/isaveterans/civilMusterSearch.do?key=94807>

⁵ Find-A-Grave Index, "Mary Amanda Glaze." Ancestry.com.

⁶ Bureau of the Census, *Thirteenth Census of the United States*. United States of America, 1910. Ancestry.com.;

Bureau of the Census, *Tenth Census of the United States*. United States of America, 1850. Ancestry.com

⁷ Bureau of the Census, *Twelfth Census of the United States*. United States of America, 1900. Ancestry.com

⁸ Ibid.

occupants. They sold the property to Benjamin Nelson in 1905, and had relocated to Los Angeles, California by 1910.⁹ Mary died there on December 24, 1921, followed by Nicholas on December 3 of the following year.¹⁰

Benjamin and Christina Nelson owned the house from 1905 to 1941, the longest owners of the property. Benjamin was born in about 1848 in Sweden, and immigrated to the United States in 1869.¹¹ Christina was born on July 17, 1863 in Veigland, Sweden. Her obituary in the Daily Camera recorded that she often told tales of her experience working as a cook for the Swedish royal family as a young woman, including an occasion where she was tipped the equivalent of U.S. \$10 by Crown Prince Christian of Denmark for serving an excellent meal.¹² She immigrated with her mother to the United States in 1906, settling in Idaho Springs to join other members of her family who had immigrated before.¹³ It was there that she met Benjamin, whom she married in 1907, and they moved to Boulder soon after.¹⁴ Benjamin became a carpenter, building contractor, and wagon maker.¹⁵ The Nelsons appear to have moved in and out of the then two unit terrace sporadically until taking up permanent residence in the western unit, 2059 Bluff, in 1918. They rented out whichever units they were not dwelling in. During its early years, residents of the house included a variety of working and middle class tenants, including miners, shoemakers, widows, painters and carpenters. During the Nelson's ownership, they often rented the property to fellow Swedes, such as G. Wald Leustedt, the pastor of the Swedish Mission, and carpenter Charles A. Gumeson and his wife Bettie. Following Benjamin's death in 1927, Christina continued to live at 2059 Bluff until around 1936, when her son Frank Oscar Nelson and his wife Viola were the listed occupants. Frank was working as a driver for Graham Furniture Co. at that time. By the time of his mother's death on September 19, 1942, he was employed at Blackmarr furniture store.¹⁶ Frank had sold the house at 2061 Bluff St. in May of 1942 to Harold W. and Viola M. New.

Harold and Viola lived in the eastern unit, then addressed as 2061 Bluff St., and left the western unit, 2059 Bluff St., vacant. Harold was a bus operator for the Public Service Company. The News sold the property to Margaret Hitchcock in 1943, who in turn sold it to Frank L. and Cora B. Creamer in 1945; they owned it for the next twelve years.

⁹ Bureau of the Census, 1910.

¹⁰ Find-A-Grave Index, "Mary Amanda Glaze." Ancestry.com.; Find-A-Grave Index, "Nicholas Glaze." Ancestry.com.

¹¹ Bureau of the Census, *Fourteenth Census of the United States*. United States of America, 1920. Ancestry.com

¹² Daily Camera, "Obituaries: Christine Nelson" September 19, 1942. Boulder Carnegie Library.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Bureau of the Census, 1920; Bureau of the Census, 1910.

¹⁶ Daily Camera, September 19, 1942.

Frank had a long career as a carpenter.¹⁷ They maintained it as a rental property, and are never listed as dwelling there. From 1946 to 1967, 2059 Bluff was continuously rented by John L. and Katie Love. John was an employee of the Crockett Bit and Spur Co. The Creamers sold the property to Flossie Harvey, who likewise rented it out. She sold it to George and Hazel J. Kreller in 1960, who in turn sold it to Charles H. and Ruth M. Simpson in 1963. The Simpsons retained the property and rented out both units for the next 22 years. Charles Simpson served in the army air corps during the second world war, and worked as a salesman for the Boulder Tobacco and Candy Co. from his arrival in Boulder from 1951 to his retirement in 1983.¹⁸ He retired in 1983, but remained an active athlete, competing in the Senior Olympics and running the Bolder Boulder three times before his death on July 27, 1990.¹⁹ They sold the property to Fred C. and Susan Cooper in 1985, who retained it until 1999. City construction permit records show the house was converted into a single unit in 1980. There were four additional owners before the property was acquired by its present owners, Lindy M. Hinman and Jesse Markt, who are the applicants for this Landmark designation.

CRITERIA FOR THE BOARD'S DECISION

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, & 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, Boulder Revised Code 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2, B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying

¹⁷ Daily Camera, "Frank L. Creamer, Popular Carpenter, Dies Suddenly." March 1, 1960.

¹⁸ Daily Camera, "Obituaries: Charlie Sampson." July 29, 1990. Boulder Carnegie Library.

¹⁹ Ibid.

and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?

Staff finds that the designation of the building at 2061 Bluff St. will protect, enhance, and perpetuate a building reminiscent of a past era, past events, and persons important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE

Summary: The house located at 2061 Bluff St. has historic significance under criteria 1, 3, and 4.

1. Date of Construction: c. 1901

Elaboration: The address first appears in the 1901 city directory.

2. Association with Persons or Events: Benjamin and Christina Nelson

Elaboration: Benjamin and Christina Nelson owned the house from 1905 to 1941, the longest owners of the property. The couple immigrated from Sweden and Benjamin worked as a carpenter. Christina appears to have managed the property for decades, followed by her son and daughter-in-law. While interesting, the Nelsons are not considered to be individually significant on a local, state or national level.

3. Development of the Community: Early multifamily rental complex

Elaboration: This duplex was built c. 1901, making it both an early development in North Boulder and an unusually early example of the properties constructed specifically for rentals, which often provided housing for widows, bachelors and the working class.

4. Recognition by Authorities: Historic Building Inventory Record, Structure of Merit

Elaboration: The property was surveyed in 1986 and was found to be contributing to a potential historic district for its significance as a representative of a type, period or method and construction: "This simple structure, virtually unaltered, represents a typical, multi-family residence for early, working class, Boulder families. In its neighborhood

context, it could contribute to a historic district.” See Attachment B: Historic Building Inventory Form.

Following the historic building inventory survey of the Whittier neighborhood in 1988, the Landmarks Board recognized seventeen identified terrace style buildings in Boulder, including the building at 2059-2061 Bluff St., as Structures of Merit.

ARCHITECTURAL SIGNIFICANCE

Summary: The house at 2061 Bluff St. has architectural significance under criteria 1, 3, 4, and 5.

1. Recognized Period or Style: Terrace

Elaboration: Terrace brick houses are an uncommon typology, mostly unique to Colorado. The building retains substantial historic integrity surviving as a significant example of Terrace housing in Boulder.

2. Architect or Builder of Prominence: Unknown.

3. Artistic Merit: Decorative Masonry

Elaboration: The brickwork including decorative brickwork, corbels, finials, parapet and running brick course reflect a high level of masonry craftsmanship.

4. Example of the Uncommon: Terrace Style

Elaboration: The Terrace House is relatively uncommon, though distinct variant of architecture in Boulder, and characteristic of like houses constructed at the beginning of the 20th century in Colorado.

5. Indigenous Qualities: Locally made brick, stone foundation

Elaboration: The brick was likely from a local brick manufacturing plant, while the foundation is of local stone.

B. Does the proposed application develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?

Staff finds that the proposed application would maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city’s living heritage. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE

Summary: The building at 2061 Bluff St. has environmental significance under criteria 1, 2, 3, 4 and 5.

1. Site Characteristics: Stone retaining walls

Elaboration: The building is located above Bluff Street, with stone retaining walls that appear in historic photographs.

2. Compatibility with Site: Residential character

Elaboration: The scale, massing, and placement are compatible with the residential character of the section of the Whittier neighborhood

3. Geographic Importance: Visual Landmark

Elaboration: Located at the terminus of 20th Street and located above Bluff Street, the building is a visual landmark in the Whittier neighborhood.

4. Environmental Appropriateness: Complementary Surroundings

Elaboration: The surroundings are complementary to the building.

5. Area Integrity: Identified Potential Whittier Historic District

Elaboration: The property is located on the northern edge of the identified potential Whittier Historic District (local and national levels).

Landmark Name:

Staff considers this landmark should be known as the **Nelson Terrace**, for its association with. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988) and the *National Register of Historic Places Guidelines for Designation*. See Attachment H: Guidelines for Names of Landmarked Structures and Sites.

Boundary Analysis:

The proposed boundary encompasses the property boundaries and is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

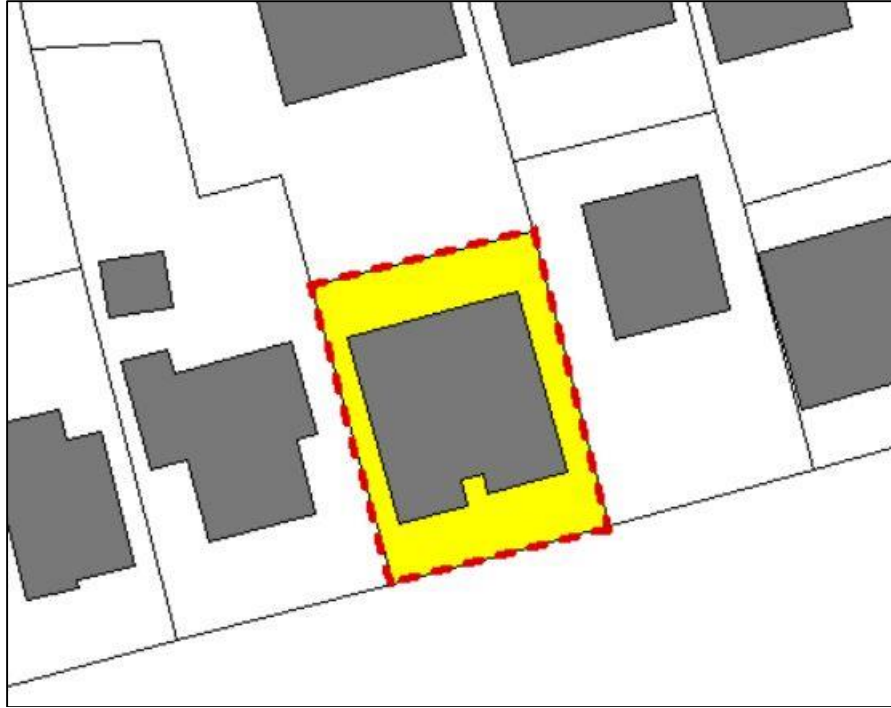


Figure 9. Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Designation Application
- B: Current Photographs
- C: Architectural Inventory Record Form
- D: Assessor's Card
- E: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- F: Significance Criteria for Individual Landmarks
- G: Guidelines for Names of Landmarked Structures and Sites
- H: Structure or Merit Nomination (Excerpt)

Attachment A: Designation Application

RECEIVED
SEP 06 2016

Application for Individual Landmark

Name of Building: _____ **Date:** _____

Address: _____

Owner(s): _____ **Phone:** _____

Address(es): 2061 Bluff Street, Boulder, CO 80304

Applicant: Jesse Markt **Phone:** 360-209-9226

Address: 2061 Bluff St., Boulder, CO, 80304

Date of Construction: 1901

Type of Construction: Brick

Architectural Style / Period: _____

Architect / Builder: _____

Condition of Exterior: _____

Additions / Alterations to Exterior: Rear addition

Date of Alteration(s) / Addition(s): Don't know

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: _____
Address: 2061 Bluff St., Boulder, CO 80304
Designation initiated by: _____ Date: _____

Attachment B: Current Photographs



2061 Bluff St., South Elevation (Façade), 2016



2061 Bluff St., South Elevation (Façade), Porch, 2016



2061 Bluff St., East Elevation, 2016



2061 Bluff St., West Elevation, 2016



2061 Bluff St., South Elevation, 2016



2061 Bluff St., Rear Addition, West Elevation (facing south), 2016



2061 Bluff St., South Elevation, Brick Detailing, 2016



2061 Bluff St., Southeast Corner, Brick Detailing, 2016

Attachment C: Historic Building Inventory Record

<p style="text-align: center;">COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, Colorado HISTORIC BUILDING INVENTORY RECORD CITY OF BOULDER, COLORADO Boulder, County</p>	<p style="text-align: right;">NOT FOR FIELD USE __ ELIGIBLE __ DET NOT ELIG __ NOMINATED __ CERTIFIED REHAB __ DATE _____</p>
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Project Name: BOULDER HISTORIC PLACES		State ID#: SBL1475
*Building Name:		Temporary #: 6E
*Building Address: 2059-61 BLUFF STREET BOULDER, COLORADO 80302		
Building Owner: FRED C./SUSAN COOPER		
Owner Address: 2061 BLUFF STREET BOULDER, COLORADO 80302		
USGS Quad: BOULDER	Quad Year: 1979 7.5'	
*Legal: TNSP IN RANGE 70W SEC 30 SW1/4 NE1/4		
Historic Name:		District Name:
Block:	Lot: PARCEL A	Addition: COOPER SUB.
Year of Addition: 1983		
Film Roll By: WHITACRE		Film Number: BL-1
Number of Negatives: 13,14		Negative Location: BOULDER
*Construction Date: ESTIMATE: 1900		
Source: FIELD SURVEY		
Present Use: DUPLEX/RESIDENTIAL		Historic Use: DUPLEX/RESIDENTIAL
Condition: GOOD		Extent of Alterations: MINOR
Description:		
ORIGINAL If Moved, Date(s):		
Style: TERRACE		Stories: 1
Materials: BRICK		Square Footage: 1783
Field Assessment: NOT ELIGIBLE		District Potential: YES CONTRIBUTING
Local Landmark Designation?: NO		Name: Date:
Associated Buildings?: NO		Type:
If Inventoried, List ID Nos.:		
Architect:	Source:	
Builder/Contractor:	Source:	
Original Owner:	Source:	

Plan Shape:

Theme(s):

Architectural Description:
Red brick duplex, flat roof, corbelling, frame porch.

Construction History:

Historical Background:

Architectural Significance:
___ Represents the work of a master.
___ Possesses high artistic values.
X Represents a type, period or method of construction.

Historical Significance:
___ Associated with significant persons.
___ Associated with significant events and/or patterns.
X Contributes to an historic district.

Statement of Significance:
This simple structure, virtually unaltered, represents a typical, multi-family residence for early, working class, Boulder families. In its neighborhood context, it could contribute to an historic district.

References:
Susan Baldwin, Boulder Historic Places Inventory 1977
Boulder County Assessor's Office

Surveyed by Whitacre/Simmons Affiliation: Front Range Research
Date: 1986



2059-2061 Bluff St., Survey Photograph, 1986

30-1N-70^{out} Neap 1949



2059-61 Bluff St., Assessor's Card Photograph, c. 1929



2059-61 Bluff St., Assessor's Card Photograph, December, 1980.



2059-61 Bluff St, Assessor's Card Photograph, N.D

QAROS

QAROS

Attachment E: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment F: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

Attachment G: Structure of Merit Nomination (Excerpt)

MEMO TO LANDMARKS BOARD
FROM STRUCTURES OF MERIT COMMITTEE
SEPTEMBER 6, 1989

We recommend the addition of 4 residential terraces to the list designated in April:

1. 2334-36 14th Street, next door to 2330-2332 14th Street, designated previously. 2 family residence
2. 2014 Pearl (identified as 2012-14 Pearl in some official records) three family or two family and professional office structure.
3. 1515 Spruce. Two story apartment terrace, containing up to 4 apartments at various times.
4. 1734 Spruce. Single family terrace.

All of the structures are listed in the 1913 City Directory so are at least of that age. Assessors cards of 1929 list all of the structures as over 40 years, but that is probably questionable.

We have now identified all of the residential terraces that we can locate in Boulder. We have found only one single family and one additional two story residential terrace.

Early residents included a University of Colorado professor (1515 Spruce), a co owner of the Boulderado Cleaning, Pressing and Barber shop (2336 14), a barber (1734 Spruce), a widow (2014 Pearl) and several occupants whose occupation was not listed.

The mix of occupation and single men (professor) and widows or single women continues in the research done on these four additional terraces.

All of the terraces researched are shown to have stone foundations. A few added garages if property size permitted, but none show a barn or garage in the original assessment visit.

If designated, we will submit completed research prior to the October meeting and request that letters and perhaps a brief ceremony be scheduled for November or December. A standardized research form has been developed by the committee which may be of interest to present owners since it includes architectural information and a brief history of early residents of each terrace.

April 5, 1989

Memo to Landmarks Board
From Structures of Merit Committee

We recommend that the following terrace structures be designated as Structures of Merit:

2059-61 Bluff
2105-07 Bluff
315-17 Canyon
1911-1315 Pearl
835-37 Walnut
2535-37 5th (Mapleton Hill District)
1433-35 13th
2127-31-35 14th
2330-32 14th
1815-21 17th
2017-23 17th
2117-21 18th
2010-14 19th.

Additional research has been done since the report of the committee on November 2, 1988.

The structures listed are all of masonry, one story, with flat roofs. They are important to Boulder because they were early examples of multi family housing. All but three were already built and occupied at the time of the 1913 City Directory.

Unlike terraces in many other communities, Boulder terraces were scattered throughout residential neighborhoods of the time, providing residential housing and some professional and business useage of the address. Lots were generally small and on side streets adjacent to main business streets, although the terraces on Bluff street do not fit this type of location nor does the one on 5th street.

The families occupying the terraces were a mix of owners and renters. Occupations varied from miner to business owners and professional men as well as clerks for downtown businesses. Some single women resided in terraces, with a few operating a business or profession from the address.

One terrace on Bluff has been converted to a single family residence, in all the others residential or mixed use continues today, with few, if any, changes to the exteriors.

Some additional examples of two story terraces may exist, but research is not yet complete on these structures. Only one has been landmarked.

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2059-2061 Bluff

ARCHITECTURAL FEATURES: Brick construction, duplex with segmentally arched window and door openings. Continuously shared flat-roofed porch over both entrys supported by columns. Corbilled brick cornice.

1929 ASSESSOR CARD: Flossie Harvey
Charles Simpson (Ruth M.)

Lot 10 Block L Widners North
Class of Building: Terrace
Brick construction, stone foundation
Plaster interior, soft floors

Dimensions: 44x42 ft with 2 individual rear porches (15x5 and
16 1/2 x 5) single front porch 12 x 8

1978 ASSESSOR CARD:

1905 year of building retaining wall on front of
property
2-25-85 single family residence use

OCCUPANTS:

1913 City Directory 2059 George W. Worthington
2061 R.A. Reynolds (Leona A.)

1916 City Directory 2059 Vacant
2061 C.F. Renning

1918 City Directory 2059 J.N. Harns
2061 J.W. Cleveland

1930 City Directory 2059 Mrs Christina Nelson
2061 Lester R. Walters

1936 City Directory 2059 Vacant
2061 Frank O. Nelson

PRESENT OWNERS: Fred C. and Susan Cooper
2061 Bluff Street
Boulder, Co 80302